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**Proposed Amendment to the Grafton Zoning By-Law  
2020 Annual Town Meeting  
Article 1**

To see if the Town will vote to amend the Town's Zoning By-law with the following amendments (deletions by ~~strike through~~ and insertions by underline):

1. ZBL Section 3.1.2 – Zoning Map: ZBL Section 3.1.2 – Zoning Map: To amend the “Town of Grafton - Zoning Map” by rezoning the following properties from “Low Density Residential” (R40) to “Village Mixed Use - Gateway” (VMU-GW) as shown on the plan entitled “Proposed Town of Grafton Zoning Map Amendment - Village Mixed Use-Gateway (VMU-GW)” on file with the Town Clerk.

17 Upton Street – Map 74, Lot 81  
23 Upton Street – Map 74, Lot 82  
25 Upton Street – Map 74, Lot 83  
27 Upton Street – Map 74, Lot 84

2. ZBL Section 3.2.3.1 – Use Regulation Schedule: Amend Appendix A of the Zoning By-Law to add the Village Mixed Use – Gateway (VMU-GW) column to the Use Regulation Schedule as follows:

PRINCIPAL USES	DISTRICTS
Agricultural, Floricultural & Horticultural Uses	<u>VMU-GW</u>
1. Raising and keeping of livestock, including but not limited to horses, cattle, sheep, goats, swine, fur animals and poultry, on a parcel under 5 acres.	<u>N</u>
2. Raising and keeping of livestock, including but not limited to horses, cattle, sheep, goats, swine, fur animals and poultry, on a parcel over 5 acres.	<u>N</u>
3. Raising of crops whether for sale or personal consumption on a parcel of 5 acres or less. (T.M. 10-28-86)	<u>N</u>
4. Raising of crops, whether for sale or personal consumption, on a parcel of over 5 acres.	<u>Y</u>
5. Indoor commercial horticultural/ floricultural establishment under 5 acres (e.g. greenhouses) (T.M. 10-28-86)	<u>N</u>

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<b>Residential Uses</b>	<b><u>VMU- GW</u></b>
1. Detached one-family dwelling (one per lot) (T.M. 10-17-94)	<u>N</u>
2. Detached two-family dwelling (one per lot) (T.M. 10-17-94)	<u>N</u>
3. Multi-family dwelling (see Section 5.2).	<u>Y</u>
4. Lodging and/or boarding house.	<u>S</u>
5. Hotel, Motel or Motor Court	<u>N</u>
6. Mobile homes or trailers for human habitation.	<u>N</u>
7. Flexible Development (T.M. 5-13-91)	<u>N</u>
8. Minor Residential Dev. (T.M. 5-13-91)	<u>N</u>
9. Major Residential Dev. (T.M. 5-13-91)	<u>N</u>
10. Apartment for security guard (one per premise)	<u>N</u>
11. Conversion of any existing building to residential use, conforming with the applicable zoning requirements for the district in which it is located.	<u>S</u>
12. Artist Live / Work / Gallery (T.M. 5/9/16)	<u>P</u>
13. Pocket Neighborhood (See Section 12.6.2)	<u>P</u>
14. Attached Single Family Dwelling - Townhouses and Rowhouses (See Section 12.6.1)	<u>P</u>
15. Mixed Use Building (Residential and Commercial Uses permitted in the district; See Section 12.6.1)	<u>P</u>
<b>Public and Semi-Public Uses</b>	<b><u>VMU-GW</u></b>
1. Public, private sectarian or denominational school (non-profit) (T.M. 10-20-97)	<u>P</u>
2. Day Care Centers (T.M. 5-11-92)	<u>P</u>
3. Family Day Care Home (T.M. 5-11-92)	<u>P</u>
4. Religious use	<u>P</u>
5. Nursing and/or convalescent homes and long-term care facilities (non-profit)	<u>N</u>

6. Hospitals and Clinics for in and out-patient care (non-profit)	<u>N</u>
7. Community and/or Neighborhood Centers	<u>P</u>
8. Other institutional and philanthropic uses	<u>P</u>
9. Cemeteries (profit and non-profit)	<u>N</u>
10. Municipal uses voted by Town Meeting	<u>P</u>
11. Large Family Child Care Home (T.M. 5/9/16)	<u>S</u>
<b>Recreational Uses</b>	<b><u>VMU-GW</u></b>
1. Standard golf and Par-3 golf courses	<u>N</u>
2. Golf driving ranges and miniature golf courses	<u>N</u>
3. Other recreational facilities conducted for gainful profit, including indoor and outdoor theaters, physical fitness centers, outdoor tennis and racquetball facilities	<u>S</u>
4. Private membership clubs	<u>S</u>
6. Picnic and beach areas	<u>P</u>
6. Riding stables, and/or boarding, trails and riding academies (also subject to provisions of Section 5-6)	<u>S</u>
7. Campgrounds	<u>N</u>
8. Other private predominantly open recreational uses	<u>S</u>
9. Other private recreational uses housed in buildings	<u>P</u>
10. Public recreational facilities	<u>P</u>
<b>Business Uses</b>	<b><u>VMU- GW</u></b>
1. Retail establishment serving the convenience goods needs of a local area including but not limited to: grocery, delicatessen, bakery, supermarket, drug stores and similar uses:	
a) up to 5,000 sq. ft. of floor area per establishment	<u>Y</u>
b) exceeding 5,000 sq. ft. of floor area per establishment	<u>S</u>
2. Auction galleries & flea markets	<u>N</u>
3. Other retail establishments:	

a) up to 5,000 sq. ft. of floor area per establishment	<u>Y</u>
b) exceeding 5,000 sq. ft. of floor area per establishment	<u>S</u>
<b>Business Uses</b>	<b><u>VMU- GW</u></b>
4. Personal and consumer service establishments, including but not limited to: barber and beauty shops, shoe and leather repair, laundry or dry-cleaning establishments and laundromats:	
a) up to 5,000 sq. ft. of floor area per establishment	<u>Y</u>
b) exceeding 5,000 sq. ft. of floor area per establishment	<u>S</u>
5. Establishments selling food prepared for immediate consumption which is distributed to customers in whole or in part, by means of automobile drive-up windows, counters or by employees delivering such food to automobiles	<u>N</u>
6. Establishments selling food prepared for immediate consumption where customers are served primarily at a table or counter	<u>Y</u>
7. Other eating and drinking establishments (T.M. 5/9/16)	<u>P</u>
8. Offices of licensed medical and dental practitioners limited to general out-patient care and diagnosis	<u>S</u>
9. Business, professional and general offices:	
a) up to 5,000 sq. ft. of floor area per establishment	<u>Y</u>
b) exceeding 5,000 sq. ft. of floor area per establishment	<u>S</u>
10. Gasoline service stations	<u>N</u>
11. Fuel Oil dealers and stations	<u>N</u>
12. Car wash establishments	<u>N</u>
13. Banks	<u>S</u>
14. Funeral homes	<u>N</u>
15. Animal kennels or hospitals	<u>N</u>
16. Schools (for profit)	<u>S</u>
17. Nursing and/or convalescent homes and long term care facilities (for profit)	<u>N</u>
18. Hospitals and clinics for in- and out-patient care (for profit)	<u>N</u>
19. Kiosks for business use and information dissemination	<u>Y</u>

20. Adult Entertainment Enterprises pursuant to Section 5.7 of this Bylaw (T.M. 10-20-97)	<u>N</u>
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<b>Business Uses</b>	<b><u>VMU-GW</u></b>
21. Mixed Use	<u>Y</u>
22. Registered Marijuana Dispensary (RMD) (T.M. 5/9/16)	<u>N</u>
23. Off- Site Medical Marijuana Dispensary (OMMD) (T.M. 5/9/16)	<u>N</u>
24. Brewery (T.M. 5/9/16)	<u>N</u>
25. Microbrewery (T.M. 5/9/16)	<u>S</u>
26. Nanobrewery (T.M. 5/9/16)	<u>P</u>
27. Brewpub (T.M. 5/9/16)	<u>P</u>
28. Craft Marijuana Cultivator Cooperative	<u>N</u>
29. Independent Testing Laboratory	<u>N</u>
30. Marijuana Cultivator	<u>N</u>
31. Marijuana Product Manufacturer	<u>N</u>
32. Marijuana Retailer	<u>N</u>
33. Marijuana Microbusiness	<u>N</u>
34. Marijuana Research Facility	<u>N</u>
35. Marijuana Standards Testing Laboratory	<u>N</u>
36. Marijuana Transporter	<u>N</u>
<b>Communications, Transportation, Public Utility Uses--</b>	<b><u>VMU- GW</u></b>
1. Wireless Communications Facility, in accordance with Section 5.8 of this bylaw (T.M. 10-20-97)	<u>S</u>
2. Bus or railroad passenger terminal	<u>N</u>
3. Rail terminals, including rail freight yards or freight terminals	<u>N</u>
4. Truck terminals, truck freight yards or freight terminals	<u>N</u>
5. Aircraft landing area:	
a) Airport or aircraft landing area for fixed wing flying craft	<u>N</u>
b) helicopter aircraft or gyroplane landing area	<u>N</u>
6. Independent storage area or parking area, automobile parking garage for 5 or more automobiles	<u>N</u>

7. Electric generating or distribution station or substation	<u>N</u>
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<b>Communications, Transportation, Public Utility Uses</b>	<b><u>VMU-GW</u></b>
8. Wind energy conservation system	<u>S</u>
9. Automobile and/or truck sales and/or rental establishment	<u>N</u>
10. All Public Water Utility Uses to include wells, treatment facilities, storage tanks and accessory uses.	<u>N</u>
<b>Industrial and Warehouse Uses</b>	<b><u>VMU-GW</u></b>
1. Manufacturing establishments including assembly, fabrication, processing and reprocessing of materials, excepting that tanneries, meat packing and pet food plants and slaughterhouses are prohibited. Also prohibited are establishments that treat and/or process hazardous waste materials	<u>N</u>
2. The following light industrial uses: Scientific or research laboratories - Offices for technical, executive, professional or administrative uses - Public utility/ community use, excepting power generation facilities. - Light manufacturing, assembly, warehousing or processing operations, excluding those defined as heavy industrial uses in Section 2.1 of this Bylaw. Further provided that the storage of goods or materials shall not be permitted on any lot except in a fully enclosed building.	<u>S</u>
3. Lumber and building material establishments	<u>N</u>
4. Automobile and/or truck repair garages	<u>N</u>
5. Scrap metal and other materials storage yards including scrap automobiles and trucks	<u>N</u>
6. Land and water recreation vehicle (including boats) sales and service and storage areas	<u>N</u>
7. Public storage areas or buildings such as those for road salt and sand and municipal vehicles	<u>N</u>
8. Stone, sand and/or gravel processing operations* (*Quarrying of stone and removal of sand and gravel is covered by the Grafton Earth Removal By-Law.)	<u>N</u>
9. Contractor's Yard (T.M. 5/9/16)	<u>N</u>

<sup>(1)</sup> Establishments over 5,000 sq. ft. may not exceed 15,000 sq. ft.

<sup>(2)</sup> Drive-thru windows not permitted.

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3. ZBL Section 12.2.1.1: To delete a typographical error as follows:

12.2.1.1 South Grafton Village Center (VMU-SG): The purpose of this district is to revitalize this historic area of Grafton by providing opportunities for~~z1~~ a higher density mix of uses that reinforces a pedestrian-oriented and traditional development pattern of buildings, streets and land uses; facilitating the redevelopment of underutilized parcels; providing for alternative residential building forms and the production of housing affordable to a broad range of age, income, and household types; encouraging the use of alternative modes of transportation such as public transit, bicycling, and walking; and supporting existing and new development with attractive streetscapes and active open spaces.

4. ZBL Section 12.2 Applicability and Administration: To add the Village Mixed Use – Gateway District.

## **12.2 Applicability and Administration**

12.2.1.4. Grafton Gateway (VMU-GW): The purpose of this district is to provide redevelopment opportunities along Upton Street that will restore the traditional village character to this area. Redevelopment of these parcels will promote opportunities for local, small-scale businesses and moderate density mixed use and residential uses including the production of housing affordable to a broad range of age, income, and household types. Redevelopment will create a vibrant pocket of mixed use activity that allows pedestrians and bicyclists to easily connect with the historic town center and adjacent recreation/conservation lands.

5. ZBL Section 12.2.4 Affordability: To clarify text and insert a table that lists all affordable housing requirements for existing VMU Districts and adds the new VMU Gateway District.

**12.2.4 Affordability.** For projects ~~greater—that would result in the creation of than more than~~ eight new residential units, ~~projects must include~~ affordable housing units shall be included as specified below: (T.M. 5/9/16)

	<u>Minimum Percent of Deed-Restricted Affordable Housing Required by District</u>			
<u>Housing Type</u>	<u>VMU-SG</u>	<u>VMU-WS</u>	<u>VMU-TV</u>	<u>VMU-GW</u>
<u>Rental</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>	<u>10%</u>
<u>Ownership</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>	<u>10%</u>

~~12.2.4.1 Ownership Units. For all Projects containing Homeownership Units, not less than twenty percent (20%) of the total housing units~~

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~~constructed in a Project shall be Affordable.~~

~~12.2.4.2 For all Projects containing Rental Units, not less than twenty five percent (25%) of total housing units in any building containing rental units shall be Affordable.~~

12.2.4.1 ~~For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit~~ The minimum number of units of deed-restricted affordable housing shall be the smallest whole number that is greater than or equal to the total number of units multiplied by the applicable percentage. For example, if the number of new home ownership units is 46 and the required percentage is 20%, 20% of 46 is 9.2. The smallest whole number greater than or equal to 9.2 is 10, so 10 units of deed-restricted affordable housing would be required at a minimum.

12.2.4.2 Affordable Units shall comply with requirements of Massachusetts Executive Office of Housing and Economic Development requirements for counting towards the Town's Subsidized Housing Inventory. Where 25% of rental housing is provided as deed-restricted affordable housing, this shall be done in a manner that meets the state's requirements for including all of the rental units, both market rate and rental, in the town's Subsidized Housing Inventory.

6. ZBL Section 12.3 Definitions: Remove maximum number of bedrooms requirement for Cottage definition.

**12.3.1.1 Cottage.** A small detached single-family dwelling with narrow massing, a maximum gross square footage (GSA) of 1,400, ~~and a maximum of 2 bedrooms~~. Cottages are permitted on individual lots or detached condominiums as part of a Cottage Court which is a type of Pocket Neighborhood.

7. ZBL Section 12.4 Permitted Uses and Residential Density: Insert text to clarify the relationship between VMU and other sections of the Zoning By-law. Insert column in the Residential Density Schedule for the MNU Gateway District.

## **12.4 Permitted Uses and Residential Density**

**12.4.1 Allowed Uses.** The uses allowed as of right or special permit in the VMU districts are listed in Section 3.2.31. Use Regulation Schedule. Pre-existing detached single-family homes are also permitted by right. Where the

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allowances in the Use Regulation Schedule may be interpreted to conflict with provisions within this Section 12, the more restrictive shall apply.

- 12.4.2 Allowed Residential Density.** The allowed residential density as of right or special permit and measured by the number of dwelling units per acre in the VMU districts are listed in Section 12.4.2.1. Residential Density Schedule.

<b>12.4.2.1 RESIDENTIAL DENSITY SCHEDULE (BY RIGHT/SPECIAL PERMIT)</b>					
USES		VMU-SG	VMU-WS	VMU-TV	<u>VMU-GW</u>
a.)	Mixed-Use Developments	8/16	8/16	8/16	<u>12/20</u>
b.)	Single Family Attached Dwelling	8/16	8/16	8/16	<u>12/20</u>
c.)	Pocket Neighborhood (Cottage Court and Cohousing Community)	8/16	8/16	8/16	<u>12/20</u>
d.)	Multi-family Dwelling	8/16	8/16	8/16	<u>12/20</u>
e.)	Artist Live/Work/Gallery	8/16	8/16	8/16	<u>12/20</u>

8. ZBL Section 12.5 Performance Standards for Specific Uses: Insert text to clarify that ground floor uses are reserved for all non-residential uses, instead of just commercial. Insert language to clarify the cross-reference to the Residential Density Schedule.

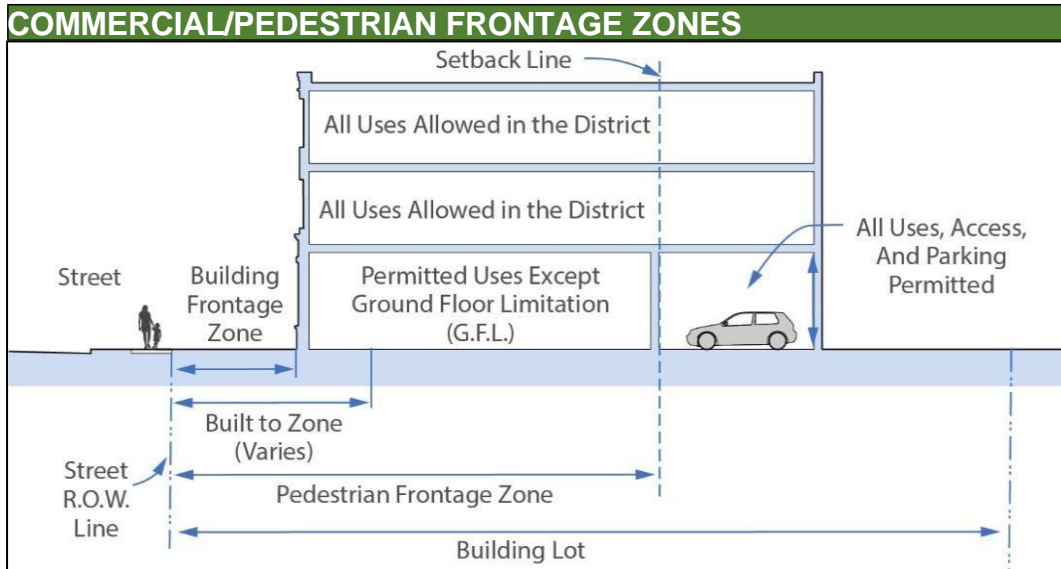
## **12.5 Performance Standards for Specified Uses**

### **12.5.1 Location and Distribution of Uses.**

12.5.1.1 Commercial—Non-Residential and Mixed-Use Buildings. The ground floor of a ~~commercial-non-residential~~ building or mixed-use building (any combination of retail, office, and residential) shall be occupied by ~~commercial-non-residential~~ uses only. For projects consisting of multiple buildings, ~~commercial-non-residential~~ use shall be required on the ground floor for the principal building and residential may be permitted on the ~~first-ground~~ floor of secondary buildings upon issuance of a special permit. (T.M. 5/9/16).

12.5.1.2 Frontage Zones. In the VMU Districts, properties fronting on specified public streets as shown on the Town of Grafton Zoning Map are subject to use limitations. In Commercial/Pedestrian Frontage Zones, the ground floor of a primary building shall be occupied by ~~commercial or civic~~publicly oriented non-residential

uses (any combination of retail, office, restaurant, or publicly-oriented civic use as allowed by Section 12.4.1.) to a minimum depth of 60 feet into the lot. In Residential Frontage Zones the primary buildings shall be occupied by residential uses as allowed by Section 12.4.1.






**12.5.2 Density.** Maximum residential density shall ~~be eight dwelling units per acre, unless allowed through the issuance of a special permit pursuant to 12.4.2.d, comply with 12.4.2.1.~~ (T.M. 5/9/16)

**12.5.3 Drive-Up Windows.** Drive-up windows associated with retail stores, personal/consumer services, banks, restaurants, and other uses must be located to the rear of the primary building and may be attached or detached structures.




9. ZBL Section 12.6 Standards for Specified Building and Development Types: Delete maximum bedroom requirements in Tables 12.6.1 and 12.6.3 as shown below. Increase height allowance for multi-family structures to 50 feet in order to accommodate the allowable four stories (Tables 12.6.1 and 12.6.2.A).

## 12.6 Standards for Specified Building and Development Types




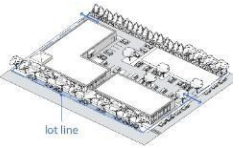
### 12.6.1 Residential Building Types.

12.6.1. RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS				
1. BUILDING TYPES AND DEFINITIONS				
		WORKER COTTAGE (C)	ATTACHED SINGLE FAMILY DWELLING (SFA)	MULTI-FAMILY BUILDING (MF)
1.1 BUILDING DIAGRAM				
1.2 DEFINITION		A small detached single-family dwelling with narrow massing. They are permitted on individual lots or detached condominiums as part of a Pocket Neighborhood Development.	A small footprint attached single family residential buildings have narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A large floor plate residential building type with three (3) or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership, rental, and share-based. MF Buildings are not intended for non-residential uses.
2. LOT STANDARDS				
2.1	Lot Size (S.F.) (Min.)	Not Required	1,200 SF	Not Required
2.2	Street Frontage (Min./Max.)	25 Ft. / 40 Ft.	18 Ft. / 24 Ft.	80 Ft.Min.
2.3	Lot Depth (Min./Max.)	Not Required	50 Ft	Not Required
2.4	Front Yard Setback (Min./Max.)	5 Ft. / 20 Ft.	5 Ft./15 Ft.	10 Ft. / 30 Ft.
2.5	Side Yard (Min.)	5 Ft.	0 Ft.	15 Ft.
2.6	Rear Yard (Min.)	10 Ft.	15 Ft.	20 Ft.
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%	20%
3. DESIGN STANDARDS				
3.1	Building Height (Max.)	1.5 Stories / 20 Ft.	2.5 Stories / 35 Ft.	4 Stories / 40-50 Ft.
3.2	Street Facing Wall Width (Min.)	18 Ft.	18 Ft.	60 Ft.
3.3	Street Facing Wall Width (Max.)	20 Ft.	18 Ft./24 Ft.	100 Ft.
3.4	Street Facing Entrance	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required	Not Required	Not Required
4. ADDITIONAL STANDARDS				
4.1		Maximum of 1 Dwelling Unit per building	Off-street parking is not allowed between the buildings	
4.2		Maximum unit size is 1,400 GFA and 2-Bedrooms	A maximum of eight (8) units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or outdoor amenity space.	
4.3		See Section 12.6.3 for Pocket Neighborhood Development Standards		

## 12.6.2 Commercial and Mixed-Use Building Types.

12.6.2.A. COMMERCIAL AND MIXED-USE BUILDING TYPES AND DESIGN STANDARDS				
1. BUILDING TYPES AND DEFINITIONS				
		LIVE-WORK SHOPHOUSE (LW)	GENERAL COMMERCIAL BUILDING (GCB)D	MIXED USE BUILDING (MUB)
1.1 BUILDING DIAGRAM				
1.2 DEFINITION		A small floor plate attached residential building type with one (1) dwelling unit and one (1) ground floor commercial unit. Live/Work units are occupied by the owner of the building and the commercial operation.	A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that is compatible and compliments to its given district. GC Buildings are not intended for residential uses.	A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at a scale that is compatible and complimentary to its given district.
2. LOT STANDARDS				
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required	Not Required
2.2	Street Frontage (Min./Max.)	40 Ft. Min.	50 Ft. Min.	50 Ft. Min.
2.3	Lot Depth (Min./Max.)	Not Required	Not Required	Not Required
2.4	Front Yard Setback (Min./Max.)	0 Ft./15 Ft.	0 Ft./20 Ft.	0 Ft. / 20 Ft.
2.5	Side Yard (Min.)	0 Ft./15 Ft.	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft. if Common Wall)
2.6	Rear Yard (Min.)	20 Ft.	15 Ft.	20 Ft.
2.7	Outdoor Amenity Space Coverage (Min.)	15%	10%	20%
3. DESIGN STANDARDS				
3.1	Building Height (Max.)	2.5 Stories / 35 Ft.	3 Stories / 40 Ft.	4 Stories / <del>40</del> 50 Ft.
3.2	Street Facing Wall Width (Min.)	80 Ft.	60 Ft.	60 Ft.
3.3	Street Facing Wall Width (Max.)	100 Ft.	100 Ft.	150 Ft.
3.4	Street Facing Entrance	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required	20,000 SF	20,000 SF
4. ADDITIONAL STANDARDS				
4.1			One-Story buildings must have a minimum street facing façade height of 18 feet.	One-Story buildings must have a minimum street facing façade height of 18 feet.
4.2			Side Setback is not required when there is a common wall; a minimum 10 foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Side Setback is not required when there is a common wall; a minimum 10 foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property

## 12.6.2 Development Types

12.6.3. DEVELOPMENT TYPES AND STANDARDS					
		MIXED USE DEV. (MUD)	POCKET NEIGHBORHOOD (PN)	GENERAL RES. DEV. (GRD)	GENERAL COMM. DEV. (GCD)
					
<b>1. DEVELOPMENT STANDARDS</b>					
1.1	Tract Size (Min.)	20,000 S.F.	20,000 S.F.	20,000 S.F.	20,000 S.F.
1.2	Tract Street Frontage (Min.)	80 Ft.	80 Ft.	80 Ft.	80 Ft.
1.3	Tract Front Yard (Min.)	Not Required	20 Ft	Not Required	Not Required
1.4	Side/Rear Yard (Min.)	15 Ft.	15 Ft.	15 Ft.	15 Ft.
1.5	Outdoor Amenity Space (Min.)	15% of Tract Size	20% of Tract	20% of Tract Size	15% of Tract Size
1.6	Outdoor Amenity Space Types	Park, Pocket Park, Playground or Recreation Field, Square, Plaza	Park, Pocket Park, Playground or Recreation Field	Park, Pocket Park, Playground or Recreation Field, Square, Plaza	Park, Pocket Park, Playground or Recreation Field, Square, Plaza
1.7	Space Between Buildings (Min.)	20 Ft	15 Ft.	15 Ft.	20 Ft.
1.8	Courtyard Size (Min.)		3,000 S.F.		
1.9	Courtyard Width (Min.)		40 Ft.		
1.10	Courtyard Area Per DU		600 S.F.		
<b>2. PERMITTED BUILDING TYPES</b>					
2.1		Multi-Family, SF Attached, Live-Work/Shophouse, General Commercial, Mixed-Use, Flex Space/Fabrication, Community	Cottage, Cooperative (Multi-Family Buildings with a maximum of 3 dwelling units)	Multi-Family, SF Attached, Live-Work/Shophouse, Community	General Commercial Flex Space/Fabrication, Community
<b>3. ADDITIONAL STANDARDS</b>					
3.1			Maximum Cottage Unit GFA is 1,400 GFA <del>and 2 Bedrooms</del>		
3.2			Maximum Cohousing Unit GFA is 1,800 GFA <del>and 3 Bedrooms</del>		
3.3			Cottage Courts and Cohousing Developments may include a community garden, common house, co-work space, and other common access site amenities		

10. ZBL Section 12.10.10 Water Supply Performance Standards: Change title of this subsection to “Stormwater Management” to better reflect the content.

### 12.10.10 ~~Water Supply Performance Standards~~Stormwater Management.

- 12.10.10.1 All stormwater runoff generated from development and land use conversion activities shall not discharge untreated stormwater runoff directly to a wetland, local water body, municipal drainage system, or abutting property, without adequate treatment.
- 12.10.10.2 Annual groundwater recharge rates shall be maintained, by promoting infiltration and recharge through the use of structural and non- structural methods. At a minimum, annual recharge from the post development site shall equal the annual recharge from pre- development site conditions.
- 12.10.10.3 The stormwater runoff volume to be recharged to groundwater should be determined using the methods prescribed in the latest

version of the Massachusetts DEP Stormwater Management Manual. The recharge requirements shall apply to all activities within the jurisdiction of this by-law except as noted, and unless specifically waived by the Planning Board.

- 12.10.10.4 All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the most recent version of the Massachusetts DEP Stormwater Management Manual. For other structural stormwater controls not included in the Massachusetts Stormwater Management Manual, or for which pollutant removal rates have not been provided, the effectiveness and pollutant removal of the structural control must be documented through prior studies, literature reviews, or other means and receive approval from the Planning Board before being included in the design of a Stormwater Management system.

11. ZBL Section 12.11.1.2 Required Outdoor Amenity Space: Clarify language as follows.

- 12.11.1.2 Required Outdoor Amenity Space. The required percentage of a building lot dedicated to outdoor amenity space is 10% of the land area unless otherwise specified in Section 12.6.2. Where multiple lots or buildings are assembled together to form a Development Site under Section 12.6.3, the required amount of Outdoor Amenity Space is 20% of the cumulative amount of all land area in the Development Site ~~times the percentage required is 20%.~~

12. ZBL Section 12.12.1.1 Street trees: Clarify the conditions under which street trees may be planted in an irregular pattern.

12.12.1.1 Street Trees.

- a.) Planting strips must include street trees planted within the Furnishing Zone in a regularly-spaced pattern no greater than forty (40) feet on center. Along Frontage Zones, street trees may be planted in an irregularly-spaced pattern to avoid visually obscuring storefront windows, entrances, and signage, or to better accommodate sidewalk furnishings.
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